

UCKFIELD TOWN COUNCIL



Minutes of the meeting of the Plans Committee held in the Council Chamber,
Civic Centre, Uckfield on Monday 11th July 2022 at 7.00pm

Cllr. C. Macve (Chair)

Cllr. J. Love

Cllr. J. Beesley

IN ATTENDANCE:

Cllr. P. Sparks

Linda Lewis – Administrative Assistant

Minutes taken by Linda Lewis

1.0 DECLARATIONS OF INTEREST

Members and officers were reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to any item on the agenda.

Cllr. Macve declared a personal interest in applications WD/2022/1127/F and WD/2022/1128/LB for 103 First Floor Flat, High Street, Uckfield, TN22 1RN, as he is acquainted with the applicant.

2.0 STATEMENTS FROM MEMBERS OF THE PUBLIC ON MATTERS ON THE AGENDA AT THE CHAIRMAN'S DISCRETION

None.

3.0 APOLOGIES

Apologies were received from:

Cllr. D. Bennett; Cllr. K. Bedwell; Cllr. B. Cox; Cllr. S. Mayhew.

4.0 MINUTES

4.1 Minutes of the meeting held on 20th June 2022

P16.07.22 It was **RESOLVED** that the minutes of the Plans Committee of the 20th June 2022, be taken as read, confirmed as a correct record and signed by the Chairman.

4.2 Action List

Members noted the Action List.

5.0 PLANNING APPLICATIONS

WD/2022/1100/F 12 BAXENDALE WAY, UCKFIELD, TN22 5GD

Proposed conversion of garage to family room.

P17.07.22 It was **RESOLVED** to support the application, with the proviso that Wealden District Council ensure that the loss of parking will not create parking issues in the road.

WD/2022/1127/F 103 FIRST FLOOR FLAT, HIGH STREET, UCKFIELD, TN22 1RN

WD/2022/1128/LB 103 FIRST FLOOR FLAT, HIGH STREET, UCKFIELD, TN22 1RN

Secondary windows which will be fitted internally behind the existing windows.

Aluminium in white finish.

Cllr. Macve re-iterated his personal interest in the above two applications WD/2022/1127/F and WD/2022/1128/LB, and as only two remaining members would make the meeting inquorate no resolution could be made.

WD/2022/1065/F 18 SHEPHERDS WAY, UCKFIELD, TN22 5EN

Proposed conversion of garage to habitable accommodation. Proposed outbuilding/workshop.

It was noted that this application had two parts although one determination had to be made.

Members referred to the letter of objection of the neighbour due to noise levels and that this sizeable workshop building would be only 500mm from the boundary line. A query was also raised whether the workshop would run as a business.

P18.07.22 Subsequently it was **RESOLVED** to object to the application as it gave no information of the intended use which would give an indication of the noise levels that might be emitted, which would be of concern and detrimental to the neighbour.

WD/2022/1387/F 29A HIGH STREET, UCKFIELD, TN22 1AG

Erection of a building containing two flats.

P19.07.22 It was **RESOLVED** object to the application on the following grounds:

- Over development of the site; the building will be dominant and overbearing;
- Out of keeping with the area;
- Parking concerns; It would likely cause parking to be offset to Bell Farm Lane as the 'end to end parking' design does not in practice offer convenience of use;
- Strong concerns for safety to vehicles using the narrow lane and turning onto the site could create a dangerous situation;
- Concerns that if approved this would set a precedent, and could potentially lead to lack of continuity of style and design.

WD/2022/1367/F 3 SPRING MEADOW, UCKFIELD, TN22 1FB

Outbuilding to be used as garden room/home office.

P20.07.22 It was **RESOLVED** to support the application as there would be no detrimental impact to the street scene and no detrimental impact to neighbours from who it was noted no objection had been received. We would request that a condition be placed on any approval that prohibited the use of the outbuilding to anything other than intended within the application and not for residential use or as a workshop.

WD/2022/1483/F 21 CUCKMERE PATH, UCKFIELD, TN22 1LY

Two storey side extension.

P21.07.22 It was **RESOLVED** to support the application as there were similar extensions in the area and therefore a precedent exists.

WD/2022/1542/F 7 BROWNS LANE, UCKFIELD, TN22 1RT

Single storey side extension & part garage conversion.

P22.07.22 It was **RESOLVED** to support the application as there would be adequate parking on site and a precedent existed that others in the area have had similar conversions.

WD/2022/1177/F 18 WOODLANDS CLOSE, UCKFIELD, TN22 1TS

Raising of original roof and construction of rear facing dormer. Erection of front porch with ground floor WC.

Members were disappointed that no drawings had been submitted for the 2nd floor.

P23.07.22 It was **RESOLVED** to object to the application on the following grounds:

- The proposed raising of the ridgeline and the size of the rear dormer would make the building out of keeping and detrimentally affect the uniformity of the street scene;
- Concern of the overhang of the roof across the party wall to the property boundary.

WD/2022/1538/F 14 EAGLE CLOSE, UCKFIELD, TN22 5WL

Proposed single storey rear extension.

P24.07.22 It was **RESOLVED** to support the application as there were no planning reasons for objection and no neighbour comments of concern.

WD/2022/1563/F 2 CALVERT ROAD, UCKFIELD, TN22 2DB

Single storey rear extension.

P25.07.22 It was **RESOLVED** to support the application as the extension would not be overbearing to neighbouring properties and there were no neighbour comments. We would request that Wealden District Council ensure that neighbours had been informed of the application.

WD/2022/1465/F 30 SYCAMORE COURT, UCKFIELD, TN22 1TY

Proposed new 2-bedroom single storey dwelling.

P26.07.22 Although it was noted that Wealden District Council had approved the previous design for a 2 storey building, members **RESOLVED** to again strongly object to the application on the following grounds:

- The parking problems in the area would be exacerbated if this application went ahead;
- Members considered this to be infilling to the detriment of the character and open plan nature of the estate, and to which Uckfield Town Council continued to oppose;
- Concerns for traffic dangers on this corner and for the safety of pedestrians; dwelling would be very close to a bend and very close to schools and there would be restricted visibility splays;
- Would be out of keeping with no other green roofed dwellings on the estate.
- Would strongly and urgently request that ESCC Highways and ESCC Education authority also be consultees for this application in view of our extreme concerns for the safety of children and pedestrian due to its close proximity to schools.

WD/2022/1576/F 59 KELD AVENUE, UCKFIELD, TN22 5BW

Two-storey rear extension.

P27.07.22 It was **RESOLVED** to object to the application as the drawings supplied were inaccurate and misleading. ie. Drawing K25 03 of the existing shows garage and smaller garage, whereas drawing K25 05 proposed shows a home office, garden store 1 and garden store 2, of which there is no mention within the application.

6.0 DECISION NOTICES

Approved:

WD/2022/0268/F REAR GROUND FLOOR EXTENSION AND FIRST FLOOR ADDITION WITH PITCHED ROOF TO FORM ADDITIONAL ACCOMMODATION. 66 BRIDGE FARM ROAD, UCKFIELD, TN22 5HQ

Members noted the decision notice.

7.0 TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS –

WD/2022/1089/F 131 ROCKS PARK ROAD, UCKFIELD, TN22 2BD

Build single storey detached garage.

- Uckfield Town Council support the application as it is in keeping with the existing building and fits the street scene;
- We would request that if approved Wealden District Council place a condition to ensure that at no time in the future could the garage be altered to a dwelling.

WD/2022/1342/FA 93 HIGH STREET, UCKFIELD, TN22 1RJ

Variation of Condition 5 of WD/2020/2093/F (proposed change of use from hairdressers (Class E) to drinking establishment (Sui Generis)) to allow a change in opening hours.

- Uckfield Town Council Support the application and it was noted that there were no local resident concerns raised.

WD/2022/0820/F 63 THE DRIVE, UCKFIELD, TN22 1DB

New build, end of terrace two-bedroom house together with new porch and access to existing dwelling.

It was noted that the original application no.WD/2021/2455/F was refused by Wealden District Council.

Uckfield Town Council object to the application on the following grounds and that the applicant had not adequately addressed the reasons for objection previously given:

- The proposed dwelling, by virtue of its prominent and elevated siting, would result in the erosion of this open corner plot that positively contributes to the overall character and appearance of this spacious estate. Therefore, it would cause significant harm to the visual amenities of the locality;
- Although the proposed application has provided one off road parking space it was felt that this remains inadequate and that the turning facilities within the site also remains inadequate to serve both the occupants of the existing and proposed dwellings;
- This would cause additional congestion on the public highway resulting in interference with the free flow and safety of motor vehicles on the local road network. This harm would significantly and demonstrably outweigh the limited benefits that a single dwelling would contribute towards the District's housing supply, and the limited economic and social benefits it would generate. This is a cause for concern for the safety of pedestrians and vehicles;
- The proposed development remains contrary to Saved Policies EN27, TR3 and TR16 of the adopted Wealden Local Plan 1998; Spatial Planning Objectives SPO13 and Policy WCS14 of the adopted Wealden Core Strategy Local Plan 2013; coupled with the requirements of the National Planning Policy Framework 2021;
- There are concerns about the dustbin storage points from Wealden District Council.

Members noted the report.

The meeting closed at 7.53pm.